

043.0

0007

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

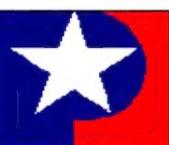
Total Card / Total Parcel  
781,100 / 781,100

USE VALUE:

781,100 / 781,100

ASSESSED:

781,100 / 781,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1-3		PARK ST PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KEEFE MICHAEL P / LIFE ESTATE	
Owner 2: KEEFE JAMES	
Owner 3:	

Street 1: 3 PARK ST PL	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: KEEFE MICHAEL P & JAMES -	
Owner 2: -	
Street 1: 3 PARK STREET PLACE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1865, having primarily Vinyl Exterior and 2165 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4688		Sq. Ft.	Site		0	80.	1.20	1									448,510						448,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4688.000	332,600		448,500	781,100	
Total Card	0.108	332,600		448,500	781,100	Entered Lot Size
Total Parcel	0.108	332,600		448,500	781,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	360.87	/Parcel: 360.87	Land Unit Type:

Total Card / Total Parcel  
781,100 / 781,100

!3699!

**PRINT**

Date

Time

12/29/21

23:28:44

**LAST REV**

Date

Time

05/14/19

14:49:15

apro

3699

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>													
Type:	14 - Multi-TnHs						Full Bath		2	Rating: Average		OF= 2 SHOWERS AND 1 TOILET IN BMT.																			
Sty Ht:	2A - 2 Sty +Attic						A Bath:				Rating:																				
(Liv) Units:	2		Total: 2				3/4 Bath:				Rating:																				
Foundation:	3 - BrickorStone						A 3QBth				Rating:																				
Frame:	1 - Wood						1/2 Bath:				Rating:																				
Prime Wall:	4 - Vinyl						A HBth:				Rating:																				
Sec Wall:							OthrFix:		3	Rating: Fair																					
Roof Struct:	1 - Gable						<b>OTHER FEATURES</b>																								
Roof Cover:	1 - Asphalt Shgl						Kits:		2	Rating: Average		1st Res Grid   Desc: Line 1   # Units 2																			
Color:	BLUE						A Kits:				Rating:		Level   FY LR DR D K FR RR BR FB HB L O																		
View / Desir:							Frpl:				Rating:		Other																		
<b>GENERAL INFORMATION</b>												WSFlue:		Rating:		Upper															
Grade: C - Average												Condo Information				Lvl 2															
Year Blt:	1865		Eff Yr Blt:				Location:						Lvl 1																		
Alt LUC:			Alt %:				Total Units:						Lower																		
Jurisdict:			Fact: .				Floor:																								
Const Mod:							% Own:																								
Lump Sum Adj:							Name:																								
<b>INTERIOR INFORMATION</b>												<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD						Phys Cond:		AV - Average	31. %		Exterior:						No Unit		RMS	BRS	FL									
Prim Int Wal	2 - Plaster						Functional:				%		Interior:						2		4	2	M								
Sec Int Wall:	8 - Plyw Panel		20 %				Economic:				%		Additions:																		
Partition:	N - Typical						Special:				%		Kitchen:																		
Prim Floors:	4 - Carpet						Override:				%		Baths:																		
Sec Floors:	5 - Lino/Vinyl		20 %										Plumbing:																		
Bsmnt Flr:	12 - Concrete												Electric:																		
Subfloor:													Heating:																		
Bsmnt Gar:													General:																		
Electric:	3 - Typical												Totals																		
Insulation:	2 - Typical												2						8	4											
Int vs Ext:	S																														
Heat Fuel:	2 - Gas																														
Heat Type:	5 - Steam																														
# Heat Sys:	2																														
% Heated:	100																														
% AC:																															
Solar HW:	NO																														
% Com Wal																															
% Sprinkled:																															
<b>MOBILE HOME</b>						Make:				Model:				Serial #				Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 043.0-0007-0003.0						<b>IMAGE</b>						<b>AssessPro Patriot Properties, Inc</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104						UAT	100	FLA	100	F									
More: N	Total Yard Items:							Total Special Features:												Total:											